

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

September 13, 2004

PRESENT: Tom Cowan, Chair
Mark Decker
Terry Janicz
Don Hoefler
Rick Meahl
Andy Kelkenberg
Rebecca Baker, Zoning Officer
Christine Falkowski, Planning Board Clerk

The Planning Board meeting was called to order by Tom Cowan at 7:00PM.

Akron Airport

Mary Kay Genthner of Passero Associates presented the Airport's site plan. A 10-bay hanger will be rehabbed, and a new 10-bay hangar will be constructed. A sign advertising BP Fuel for the pilots will replace two smaller signs. An 8' fence height is mandated by the FAA for security, and to keep out deer and ATV's. The Town engineer has not approved the t-hangars relative to potential large increase in stormwater. Mary Kay stated that they were designed for more water, and that even after the recent 5" of rain, no water collected on the site. Where then does the water go after such a rainfall? Residents in that area are complaining about flooding. Mark motioned to approve the fence and sign. He also motioned to approve the t-hangars pending Wendel Duchscherer's approval. Both motions were seconded by Andy, and all approved.

7:15PM - adjourned to attend Route 5 Overlay Zone public meeting

8:00PM - reconvened for regular meeting

(1) Lot Subdivision Application – Maple Road – Ron Trinkl

Mr. Trinkl would like to split off a building lot from his 6.8-acre parcel on Maple Road near Carney. It will be an irregular shaped lot of 2+ acres. Federal wetlands to the rear are the result of a pond constructed in 1957, according to Mr. Trinkl. A survey with elevations was provided showing the property draining to the pond. A site plan with proposed grading and improvements must be submitted and approved prior to development. Terry made a motion to approve the subdivision, seconded by Don, and all approved.

Site Plan Approval – Lewis Road – Calvary Baptist Church

Douglas Klotzbach and Frank Falkowski presented a draft site plan. The existing two-story building will have a connector link to a new gym/family life center. The pre-engineered building would be 31' from the west neighbor. A larger building would actually be less expensive, but would bring it within 25' of the neighbor, or five feet too close. A variance from the Zoning Board would be required if they choose the larger size. They anticipate even further expansion in the future with a garage and/or kitchen addition. A drainage plan must be approved by the Town engineer, but the current concept is OK with the Planning Board. They anticipate final site plan approval by the membership in time for the October 18th meeting.

(1) Lot Subdivision Application – Dorsch Road – Jeffrey Diebel

Mr. Diebel would like to split off a 150' x 660' building lot from his 4.85-acre parcel on Dorsch Road. A survey with elevations was provided. The property drains to the rear through Dorsch Creek (DEC wetlands) into a pond. A swale is needed between Mr. Diebel's house and the new lot. Mr. Diebel's house is currently higher than the new lot, and a building lot with a potential drainage issue cannot be created. The new home drainage plan must reflect the swale, and first floor elevation will be very important. A site plan with proposed grading and elevations must be submitted and approved prior to the lot being developed, and Marty should be there before they dig to check elevations. Andy motioned to approve the subdivision with a recommendation that a swale be created between the lots and elevation checked, seconded by Terry and all approved.

OLD BUSINESS

(5) Lot Major Subdivision – Hunts Corners & Dye Roads – Schlabach/Kelkenberg

Andrew Casolini entered the meeting. Site plan was received, but shows four lots, not five. We must have a plot plan showing all five lots with elevations of common drainage swales. Drainage plan must show drainage to the wetlands with common swales intercepting water at five feet on each side of property line. Also, wetlands must be delineated. Andy made a motion to approve recommendation to the Town Board pending receipt of complete site plan as described with approval by Wendel Duchscherer, seconded by Terry and all approved. The complete site plan will be reviewed at the next meeting on October 4th.

Special Use Permits in R-A Zone for Home-Based Businesses (Commercial)

If we modify our Code, we will need a legal description, site plan approval and a special use permit. Existing operations will be grandfathered, but must apply for permit. No new operations will be allowed without permit. Andy checked out the Clarence code. When a complaint is received, a temporary conditional permit is issued by the Clarence Town Board upon visiting the site. A site plan is not required.

Minutes Review – Tom motioned to approve the minutes of August 16th, seconded by Don and all approved.

A special meeting will be held on Monday, September 27th at 7:30PM with Dan Seider of Wendel Duchscherer regarding drainage and the subdivision process.

Terry motioned to adjourn the meeting at 10:00 PM, seconded by Mark and all approved.

Next (special) meeting: Monday, September 27, 2004 at 7:30PM

Next (regular)meeting: Monday, October 4, 2004 at 7:30PM

Respectfully submitted,
Christine Falkowski, Recording Secretary